LOT 47
IN OR 2145/196
DEERFIELD ACRES PB 5/299

GREEN CHRISTINA/MCDOWELL ERNEST
54291 JAMIE DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-0340-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

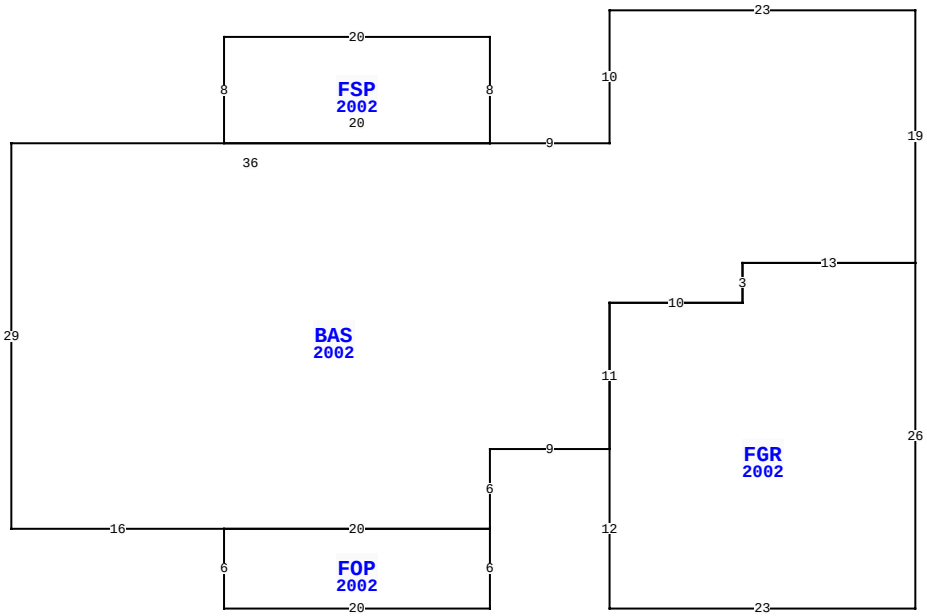
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1,718	173,559
FGR	568	55	312	31,520
FOP	120	30	36	3,637
FSP	160	40	64	6,465
TOTALS	2,566		2,130	215,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	126.2240	119.91	255,408	2002	2002	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1718 HX Base Yr 2018



54291 JAMIE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,181
TOTAL MARKET OB/XF VALUE		4,904
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		260,085
SOH/AGL Deduction		77,230
ASSESSED VALUE		182,855
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		127,855
TOTAL JUST VALUE		260,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9646	XFOB	4,752	04/01/2002
B018964	NEW CONSTR	129,776	12/01/2001
E018666	NEW CONSTR	2,000	12/01/2001
5423	H/AC	3,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2145/0196	8/31/2017	SW	U	I	11	100
GRANTOR: MCDOWELL ERNEST						
GRANTEE: MCDOWELL ERNEST & C						
0979/0634	4/04/2001	WD	Q	V		19,500
GRANTOR: R A P INVESTMENTS INC						
GRANTEE: MCDOWELL ERNEST & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S10 W9 FSP=[YR=2002] N8 W20 S8 E20$ W36 S29 E16 FOP=[YR=2002] S6 E20 N6 W20$ E20 N6 E9 FGR=[YR=2002] S12 E23 N26 W13 S3 W10 S11$ N11 E10 N3 E13 N19$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,495.00	SF	4.00	4.00	100	2002	2002	3	82	4,904	

LAND DESCRIPTION

TOTAL OB/XF 4,904

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS